

HOUSING NOW

Thunder Bay CMA



Canada Mortgage and Housing Corporation

Date Released: Second Quarter 2008

New Home Market

Thunder Bay's Single-Detached Starts Dipping

The first quarter of 2008 ending March 31st marked a slower than usual period in the local housing market from the standpoint of the new construction market in the Thunder Bay CMA. Market observers undoubtedly wonder if the weakness

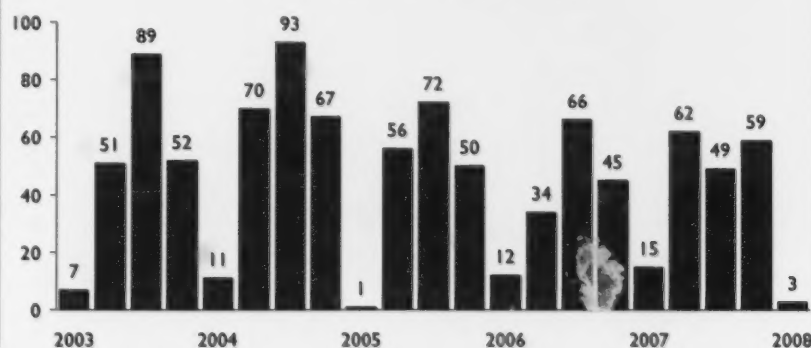
experienced early in the year will carry forward into the key spring season when homebuilders typically start getting busy. Only three single-detached starts were counted in the first quarter, 80 per cent behind the 15 last year and six units behind the 9.2 unit average for the past five years. (see Figure 1)

Single-detached construction forms the backbone of the new construc-

Table of Contents	
1	New Home Market Thunder Bay's Single-Detached Starts Dipping
2	Resale Market Thunder Bay Market Still Balanced
2	Local Economy Thunder Bay Labour Market Stabilizing Thunder Bay Migration Negative Again
5	Maps
8	Tables

Figure 1

Quarterly Single-Detached Housing Starts for Thunder Bay



Source: CMHC

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View print, download or subscribe to get market information e-mailed to you on the day it is released. New! CMHC's electronic suite of national standardized products is now available for free.

tion market in Thunder Bay and has for many years. Despite the stronger level of activity in 2007 with 185 singles built, it is evident that any significant new single-detached construction will have to be preceded by job growth above previous highs in the local economy. Employment growth for the CMA is flattening out.

We see no marked improvement in construction of semi-detached, apartment or condominium units in 2008 or 2009 for that matter. A lower, but still relatively high vacancy rate and high construction cost help explain the weakness in apartment construction.

Table 4 presents analysis of absorption rates by price range in Thunder Bay for the first quarter. Absorption totaled 45 units, up from 24 units last year in the first quarter with absorptions being primarily in price ranges over \$200,000. Eighty per cent of the 45 units absorbed were above \$200,000.

There was one first quarter start in Kenora CA, one more than last year. Finally, building lots are readily available in Thunder Bay which means lot prices should not be a deterrent to new home demand in 2008.

Resale Market

Thunder Bay Market Still Balanced

Thus far, Thunder Bay sales in 2008 are up 9.2 per cent on a year-over-year basis. Despite the increase from a year earlier, the 319 first quarter sales through the Multiple

Listing Service® are only the seventh highest in the last 14 years.

New listings, meanwhile, were up from 2007 levels for the Board territory while active listings continued on a downward trend. CMHC expects new listings to rise modestly in 2008. Prices also reflected a trend towards flattening demand in the first quarter as they averaged \$127,509, down 3.2 per cent from the same quarter in 2007. The relatively high sales-to-new-listings ratio continues to support a balanced market classification.

Local Economy

Thunder Bay Labour Market Stabilizing

Thunder Bay is experiencing first quarter weakness in new construction demand. Behind this weakness there are two main factors, the resale market satisfying demand and

hesitancy due to economic uncertainty primarily surrounding the forest products industry. High energy costs, a stronger Canadian dollar and a weak US housing market are hampering Thunder Bay's economy.

Thunder Bay registered a 1,500 job increase between 2006 and 2007, and the first quarter of 2008 was similarly positive but with this good news, jobs are still approximately 2,000 off the peak in 2003. With the strengthening employment picture, the unemployment rate dropped a full percentage point in 2007. This is likely because, as employment rose, the labour force has not risen as quickly.

The new Bombardier contracts, an emerging research and biotech sector, waterfront development plans, the reopening of a mothballed fine papers mill, a very busy mining sector, a vibrant retail sector and call centre industry have all served to

Figure 2

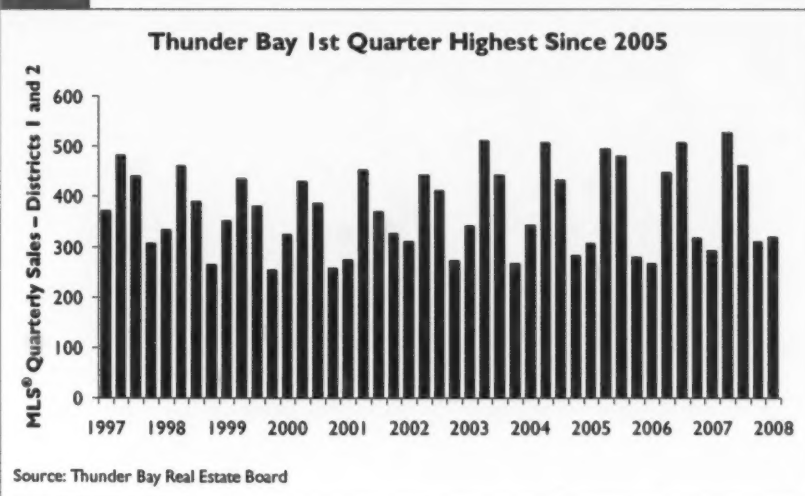


Figure 3

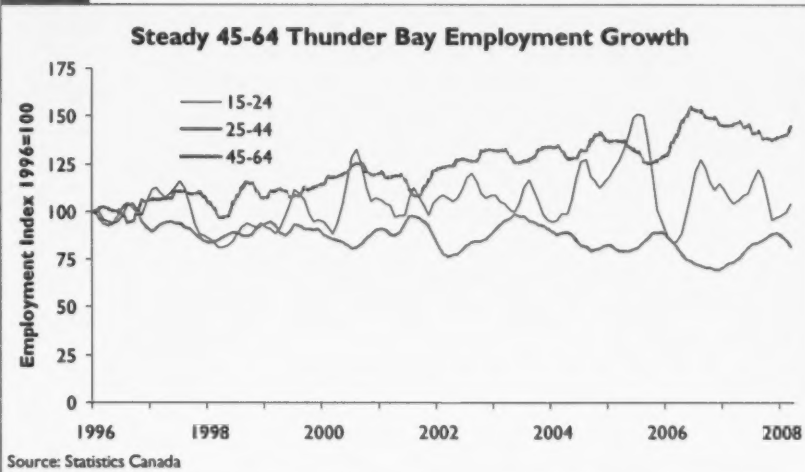


stimulate the economy in a time when forest products has faced so many changes. The \$710 million TTC subway contract at Bombardier's local transportation equipment manufacturing plant gives reason for optimism in the City. The call centre industry in Thunder Bay continues to produce jobs as does the big box retail sector as expansion continues.

Age group specific job trends of note include improvement in both the 15-24 age category and 45-64 age group. (see chart below) Naturally, this is positive news for the rental market and if anecdotal evidence is at all accurate, it suggests that we may witness another drop in the vacancy rate in October 2008 once the numbers are all tallied.

Job growth for Thunder Bay CMA as a whole, is up from last year. In fact, to March 31st the three month average of 63,400 employed is 4.5 per cent above last year's first quarter. Employment is forecast to rise modestly in 2008.

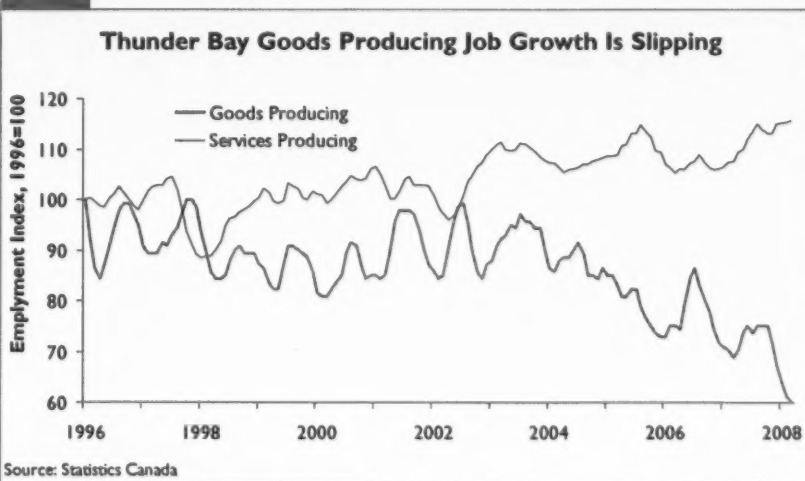
Figure 4



Thunder Bay Migration Negative Again

Both migration trends and natural increase (births minus deaths) contribute to population change. The 2006 Census results released in March 2007 for Thunder Bay showed a slight population gain for Northwestern Ontario's largest market. Net in-flows from the districts around Thunder Bay contributed to this increase between 2001 and 2006. After two consecutive years of net inflows, Thunder Bay's net migration has gone negative for three consecutive years, according to data released by Statistics

Figure 5

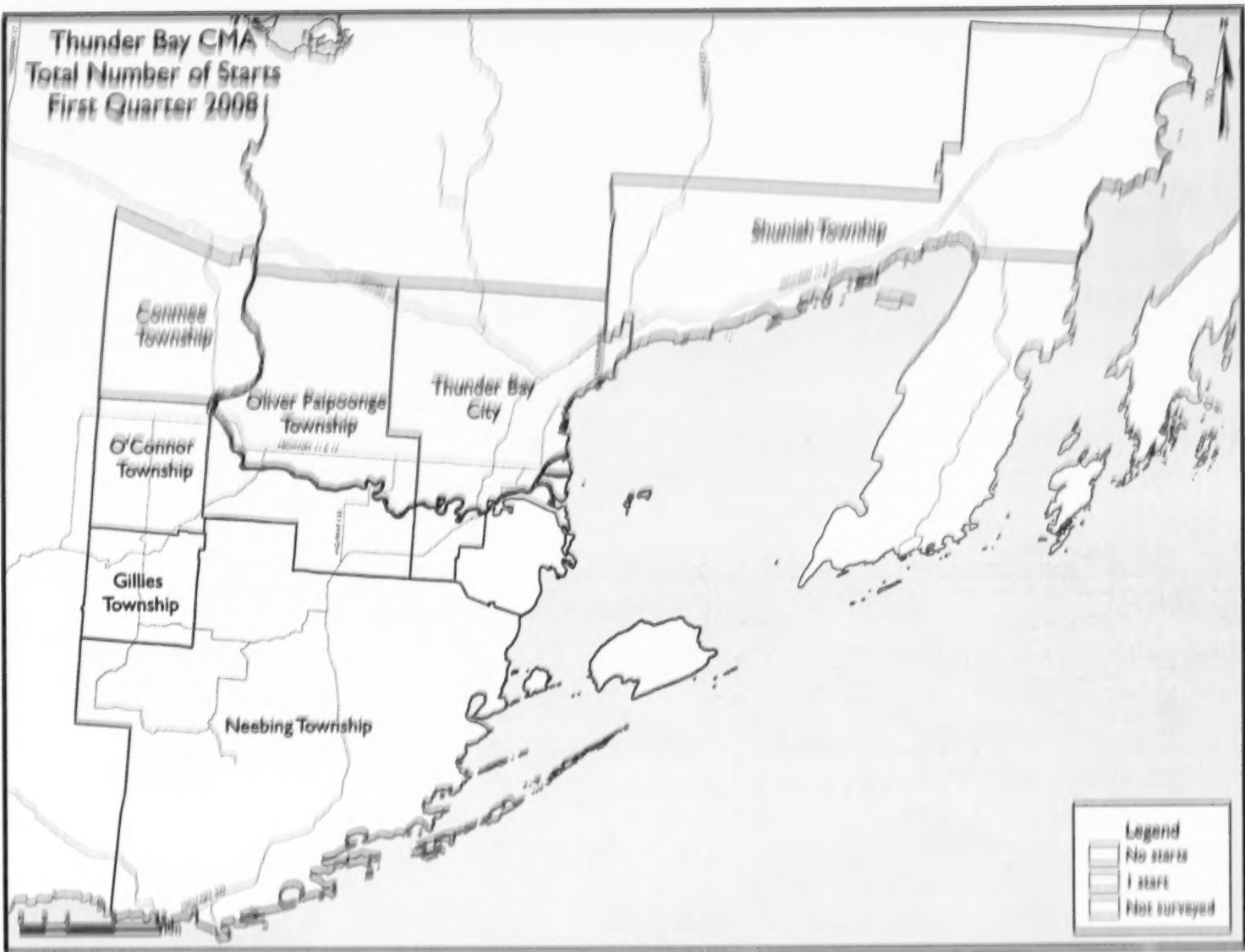


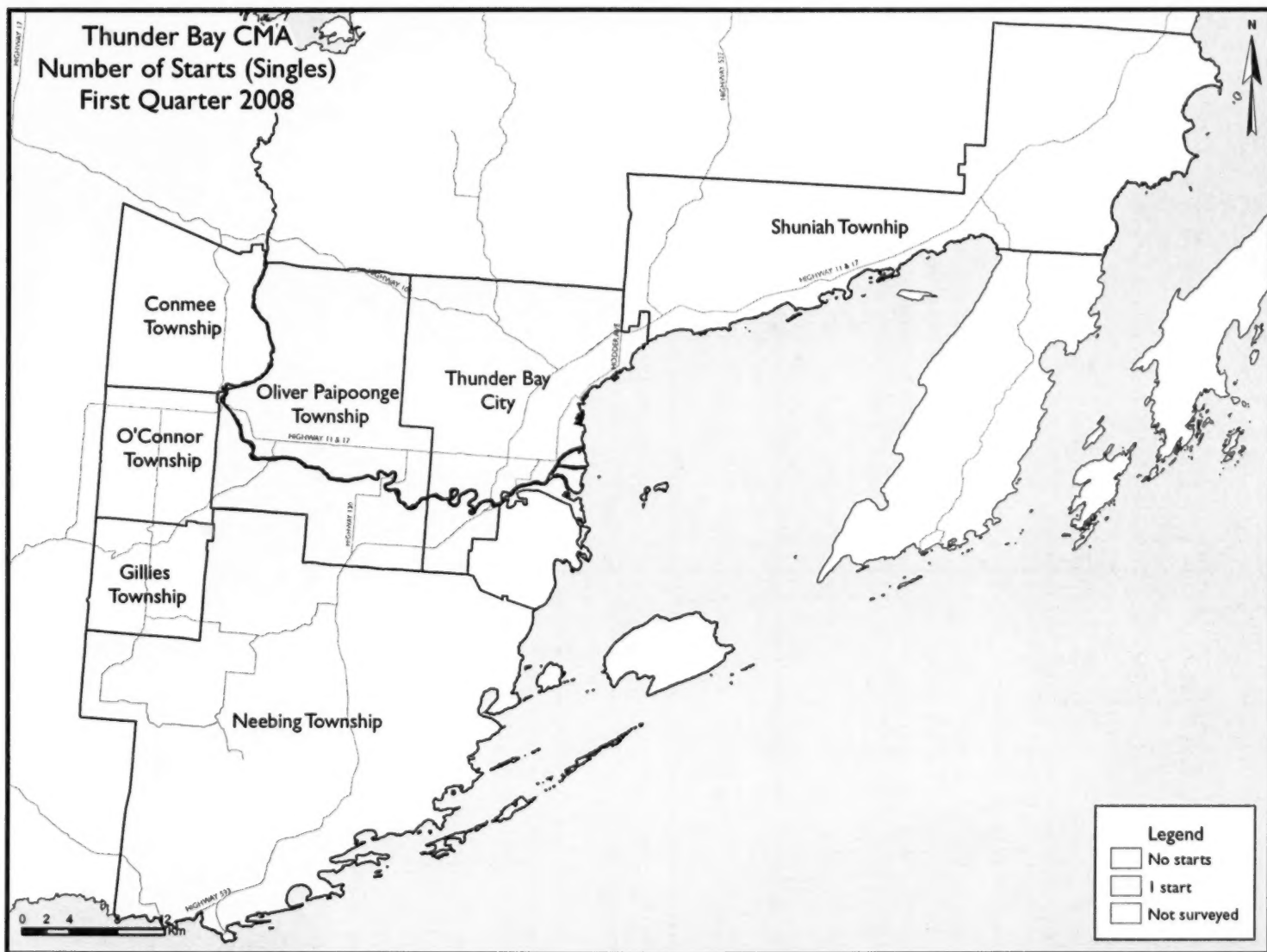
Canada in October 2007. This appears to reflect the weakness that has existed in the forest products sector. Out-migration, which was strongly negative through the 1990s with more than 5,000 net losses over the ten year period, improved, turning positive, between 2002 and

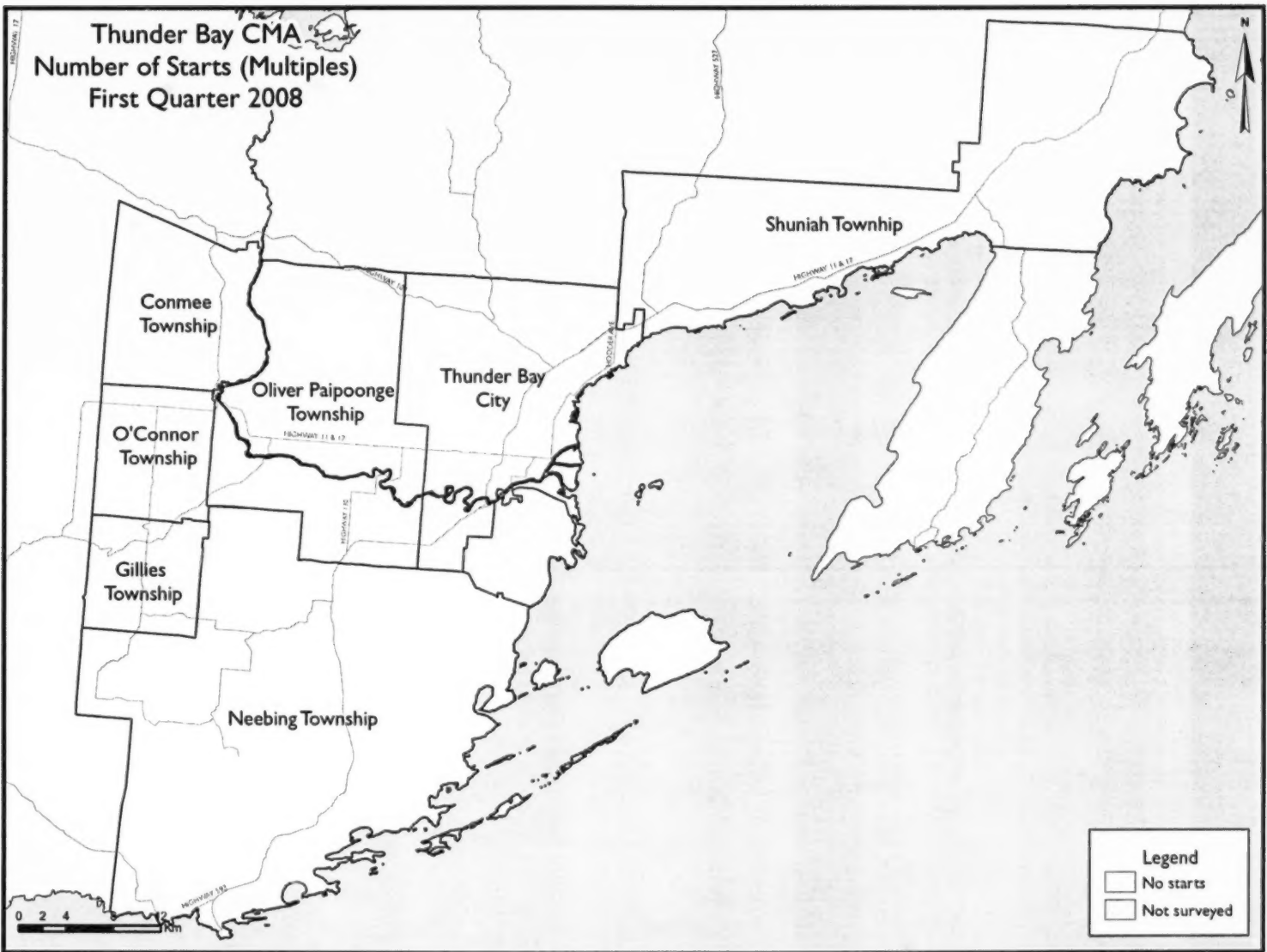
2004, only to revert back to a net drop in the latest three periods for which data is available.

In-migration from outlying communities continues to add to rental demand despite total net migration trending down for the second

consecutive year. Furthermore, demand from college and university students is also fueling rental demand pressures.







HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 2.4 Starts by Submarket and by Intended Market – Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Thunder Bay CMA
First Quarter 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Q1 2008	3	0	0	0	0	0	0	0	3
Q1 2007	15	2	0	0	0	0	4	0	21
% Change	-80.0	-100.0	n/a	n/a	n/a	n/a	-100.0	n/a	-85.7
Year-to-date 2008	3	0	0	0	0	0	0	0	3
Year-to-date 2007	15	2	0	0	0	0	4	0	21
% Change	-80.0	-100.0	n/a	n/a	n/a	n/a	-100.0	n/a	-85.7
UNDER CONSTRUCTION									
Q1 2008	59	6	0	0	11	32	5	0	113
Q1 2007	62	6	0	0	0	0	9	0	77
% Change	-4.8	0.0	n/a	n/a	n/a	n/a	-44.4	n/a	-46.8
COMPLETIONS									
Q1 2008	52	2	0	0	0	0	0	0	54
Q1 2007	30	2	0	0	4	30	0	0	66
% Change	73.3	0.0	n/a	n/a	-100.0	-100.0	n/a	n/a	-18.2
Year-to-date 2008	52	2	0	0	0	0	0	0	54
Year-to-date 2007	30	2	0	0	4	30	0	0	66
% Change	73.3	0.0	n/a	n/a	-100.0	-100.0	n/a	n/a	-18.2
COMPLETED & NOT ABSORBED									
Q1 2008	11	0	0	0	2	0	0	0	13
Q1 2007	13	0	0	0	4	0	0	0	17
% Change	-15.4	n/a	n/a	n/a	-50.0	n/a	n/a	n/a	-23.5
ABSORBED									
Q1 2008	45	2	0	0	0	0	0	0	47
Q1 2007	24	2	0	0	0	30	0	0	56
% Change	87.5	0.0	n/a	n/a	n/a	-100.0	n/a	n/a	-16.1
Year-to-date 2008	45	2	0	0	0	0	0	0	47
Year-to-date 2007	24	2	0	0	0	30	0	0	56
% Change	87.5	0.0	n/a	n/a	n/a	-100.0	n/a	n/a	-16.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
First Quarter 2008

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Thunder Bay CMA									
Q1 2008	3	0	0	0	0	0	0	0	3
Q1 2007	15	2	0	0	0	0	4	0	21
Kenora									
Q1 2008	1	0	0	0	0	0	0	0	1
Q1 2007	0	0	0	0	0	0	0	0	0
UNDER CONSTRUCTION									
Thunder Bay CMA									
Q1 2008	59	6	0	0	11	32	5	0	113
Q1 2007	62	6	0	0	0	0	9	0	77
Kenora									
Q1 2008	2	0	0	0	0	0	0	0	2
Q1 2007	4	0	0	0	0	0	0	0	4
COMPLETIONS									
Thunder Bay CMA									
Q1 2008	52	2	0	0	0	0	0	0	54
Q1 2007	30	2	0	0	4	30	0	0	66
Kenora									
Q1 2008	4	0	0	0	0	0	0	0	4
Q1 2007	4	0	0	0	0	0	0	0	4
COMPLETED & NOT ABSORBED									
Thunder Bay CMA									
Q1 2008	11	0	0	0	2	0	0	0	13
Q1 2007	13	0	0	0	4	0	0	0	17
Kenora									
Q1 2008	0	0	0	0	0	0	0	0	0
Q1 2007	0	0	0	0	0	0	0	0	0
ABSORBED									
Thunder Bay CMA									
Q1 2008	45	2	0	0	0	0	0	0	47
Q1 2007	24	2	0	0	0	30	0	0	56
Kenora									
Q1 2008	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Q1 2007	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts
Thunder Bay CMA
1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	185	8	0	0	20	22	4	10	249
% Change	19.4	100.0	n/a	-100.0	**	n/a	n/a	n/a	50.9
2006	155	4	0	2	4	0	0	0	165
% Change	-13.4	0.0	n/a	n/a	n/a	-100.0	n/a	n/a	-27.3
2005	179	4	0	0	0	44	0	0	227
% Change	-25.7	-60.0	-100.0	n/a	n/a	41.9	n/a	n/a	-20.9
2004	241	10	5	0	0	31	0	0	287
% Change	21.7	-16.7	n/a	n/a	n/a	n/a	n/a	n/a	36.0
2003	198	12	0	0	0	0	0	0	211
% Change	2.6	200.0	n/a	n/a	n/a	n/a	n/a	n/a	7.1
2002	193	4	0	0	0	0	0	0	197
% Change	18.4	-33.3	n/a	n/a	n/a	-100.0	-100.0	n/a	-6.6
2001	163	6	0	0	0	38	4	0	211
% Change	15.6	-25.0	-100.0	n/a	n/a	n/a	n/a	n/a	37.0
2000	141	8	5	0	0	0	0	0	154
% Change	-26.6	100.0	n/a	n/a	n/a	-100.0	n/a	n/a	-33.6
1999	192	4	0	0	0	36	0	0	232
% Change	19.3	-71.4	-100.0	n/a	n/a	0.0	n/a	-100.0	3.6
1998	161	14	5	0	0	36	0	8	224

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
First Quarter 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	% Change
Thunder Bay CMA	3	15	0	2	0	4	0	0	3	21	-85.7
Thunder Bay City	1	14	0	2	0	4	0	0	1	20	-95.0
Conmee Township	0	0	0	0	0	0	0	0	0	0	n/a
Gillies Township	0	0	0	0	0	0	0	0	0	0	n/a
Neebing Township	1	0	0	0	0	0	0	0	1	0	n/a
O'Connor Township	0	0	0	0	0	0	0	0	0	0	n/a
Oliver Paipoonge Township	1	1	0	0	0	0	0	0	1	1	0.0
Shuniah Township	0	0	0	0	0	0	0	0	0	0	n/a
Kenora	1	0	0	0	0	0	0	0	1	0	n/a

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Thunder Bay CMA	3	15	0	2	0	4	0	0	3	21	-85.7
Thunder Bay City	1	14	0	2	0	4	0	0	1	20	-95.0
Conmee Township	0	0	0	0	0	0	0	0	0	0	n/a
Gillies Township	0	0	0	0	0	0	0	0	0	0	n/a
Neebing Township	1	0	0	0	0	0	0	0	1	0	n/a
O'Connor Township	0	0	0	0	0	0	0	0	0	0	n/a
Oliver Paipoonge Township	1	1	0	0	0	0	0	0	1	1	0.0
Shuniah Township	0	0	0	0	0	0	0	0	0	0	n/a
Kenora	1	0	0	0	0	0	0	0	1	0	n/a

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007
Thunder Bay CMA	0	0	0	4	0	0	0	0
Thunder Bay City	0	0	0	4	0	0	0	0
Conmee Township	0	0	0	0	0	0	0	0
Gillies Township	0	0	0	0	0	0	0	0
Neebing Township	0	0	0	0	0	0	0	0
O'Connor Township	0	0	0	0	0	0	0	0
Oliver Paipoonge Township	0	0	0	0	0	0	0	0
Shuniah Township	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Thunder Bay CMA	0	0	0	4	0	0	0	0
Thunder Bay City	0	0	0	4	0	0	0	0
Conmee Township	0	0	0	0	0	0	0	0
Gillies Township	0	0	0	0	0	0	0	0
Neebing Township	0	0	0	0	0	0	0	0
O'Connor Township	0	0	0	0	0	0	0	0
Oliver Paipoonge Township	0	0	0	0	0	0	0	0
Shuniah Township	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
First Quarter 2008

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007
Thunder Bay CMA	3	17	0	0	0	4	3	21
Thunder Bay City	1	16	0	0	0	4	1	20
Conmee Township	0	0	0	0	0	0	0	0
Gillies Township	0	0	0	0	0	0	0	0
Neebing Township	1	0	0	0	0	0	1	0
O'Connor Township	0	0	0	0	0	0	0	0
Oliver Paipoonge Township	1	1	0	0	0	0	1	1
Shuniah Township	0	0	0	0	0	0	0	0
Kenora	1	0	0	0	0	0	1	0

Table 2.5: Starts by Submarket and by Intended Market
January - March 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Thunder Bay CMA	3	17	0	0	0	4	3	21
Thunder Bay City	1	16	0	0	0	4	1	20
Conmee Township	0	0	0	0	0	0	0	0
Gillies Township	0	0	0	0	0	0	0	0
Neebing Township	1	0	0	0	0	0	1	0
O'Connor Township	0	0	0	0	0	0	0	0
Oliver Paipoonge Township	1	1	0	0	0	0	1	1
Shuniah Township	0	0	0	0	0	0	0	0
Kenora	1	0	0	0	0	0	1	0

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
First Quarter 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	
Thunder Bay CMA	52	30	2	2	0	4	0	30	54	66	-18.2
Thunder Bay City	44	26	2	2	0	0	0	30	46	58	-20.7
Conmee Township	0	0	0	0	0	0	0	0	0	0	n/a
Gillies Township	0	0	0	0	0	0	0	0	0	0	n/a
Neebing Township	1	1	0	0	0	0	0	0	1	1	0.0
O'Connor Township	0	0	0	0	0	0	0	0	0	0	n/a
Oliver Paipoonge Township	3	2	0	0	0	4	0	0	3	6	-50.0
Shuniah Township	4	1	0	0	0	0	0	0	4	1	**
Kenora	4	4	0	0	0	0	0	0	4	4	0.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		% Change
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	
Thunder Bay CMA	52	30	2	2	0	4	0	30	54	66	-18.2
Thunder Bay City	44	26	2	2	0	0	0	30	46	58	-20.7
Conmee Township	0	0	0	0	0	0	0	0	0	0	n/a
Gillies Township	0	0	0	0	0	0	0	0	0	0	n/a
Neebing Township	1	1	0	0	0	0	0	0	1	1	0.0
O'Connor Township	0	0	0	0	0	0	0	0	0	0	n/a
Oliver Paipoonge Township	3	2	0	0	0	4	0	0	3	6	-50.0
Shuniah Township	4	1	0	0	0	0	0	0	4	1	**
Kenora	4	4	0	0	0	0	0	0	4	4	0.0

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007
Thunder Bay CMA	0	4	0	0	0	30	0	0
Thunder Bay City	0	0	0	0	0	30	0	0
Conmee Township	0	0	0	0	0	0	0	0
Gillies Township	0	0	0	0	0	0	0	0
Neebing Township	0	0	0	0	0	0	0	0
O'Connor Township	0	0	0	0	0	0	0	0
Oliver Paipoonge Township	0	4	0	0	0	0	0	0
Shuniah Township	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2008**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Thunder Bay CMA	0	4	0	0	0	30	0	0
Thunder Bay City	0	0	0	0	0	30	0	0
Conmee Township	0	0	0	0	0	0	0	0
Gillies Township	0	0	0	0	0	0	0	0
Neebing Township	0	0	0	0	0	0	0	0
O'Connor Township	0	0	0	0	0	0	0	0
Oliver Paipoonge Township	0	4	0	0	0	0	0	0
Shuniah Township	0	0	0	0	0	0	0	0
Kenora	0	0	0	0	0	0	0	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
First Quarter 2008

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007	Q1 2008	Q1 2007
Thunder Bay CMA	54	32	0	34	0	0	54	66
Thunder Bay City	46	28	0	30	0	0	46	58
Conmee Township	0	0	0	0	0	0	0	0
Gillies Township	0	0	0	0	0	0	0	0
Neebing Township	1	1	0	0	0	0	1	1
O'Connor Township	0	0	0	0	0	0	0	0
Oliver Paipoonge Township	3	2	0	4	0	0	3	6
Shuniah Township	4	1	0	0	0	0	4	1
Kenora	4	4	0	0	0	0	4	4

Table 3.5: Completions by Submarket and by Intended Market
January - March 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Thunder Bay CMA	54	32	0	34	0	0	54	66
Thunder Bay City	46	28	0	30	0	0	46	58
Conmee Township	0	0	0	0	0	0	0	0
Gillies Township	0	0	0	0	0	0	0	0
Neebing Township	1	1	0	0	0	0	1	1
O'Connor Township	0	0	0	0	0	0	0	0
Oliver Paipoonge Township	3	2	0	4	0	0	3	6
Shuniah Township	4	1	0	0	0	0	4	1
Kenora	4	4	0	0	0	0	4	4

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2008

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$150,000		\$150,000 - \$199,999		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Thunder Bay CMA													
Q1 2008	1	2.2	8	17.8	18	40.0	13	28.9	5	11.1	45	229,900	237,980
Q1 2007	0	0.0	5	20.8	8	33.3	8	33.3	3	12.5	24	240,000	243,683
Year-to-date 2008	1	2.2	8	17.8	18	40.0	13	28.9	5	11.1	45	229,900	237,980
Year-to-date 2007	0	0.0	5	20.8	8	33.3	8	33.3	3	12.5	24	240,000	243,683

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Thunder Bay
First Quarter 2008

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to- New Listings SA	Average Price (\$)	Yr/Yr %	Average Price (\$) SA
2007	January	75	-17.6	128	191	225	56.9	120,043	4.5	127,679
	February	96	18.5	128	164	198	64.8	130,608	2.0	134,219
	March	121	27.4	138	224	226	61.1	139,935	26.3	147,848
	April	142	-17.0	127	295	243	52.3	124,173	-7.4	127,726
	May	189	52.4	143	303	231	61.9	136,982	10.2	130,090
	June	197	28.8	145	308	237	61.0	126,314	-4.3	121,167
	July	173	-1.7	137	260	217	63.1	124,234	-5.0	121,174
	August	163	-15.5	122	220	205	59.7	126,169	5.5	126,831
	September	127	-8.0	119	219	221	53.8	137,127	2.1	133,942
	October	135	14.4	137	215	212	64.8	134,997	2.3	131,408
	November	111	-12.6	131	150	212	61.7	120,165	-10.8	117,820
	December	64	-11.1	127	82	204	62.1	136,708	9.8	138,833
2008	January	78	4.0	134	200	243	55.3	129,967	8.3	138,575
	February	110	14.6	149	197	232	64.3	125,717	-3.7	128,765
	March	131	8.3	150	231	253	59.4	127,550	-8.9	135,385
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2007	292	9.4		579			131,759	12.2	
	Q1 2008	319	9.2		628			127,509	-3.2	
	YTD 2007	292	9.4		579			131,759	12.2	
	YTD 2008	319	9.2		628			127,509	-3.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: Thunder Bay Sales are taken from Districts 1 and 2 of the Thunder Bay Real Estate Board, while New Listings are for the whole Board territory

Table 6: Economic Indicators

First Quarter 2008

		Interest Rates			NHPI Total % chg Thunder Bay/Greater Sudbury 1997=100	CPI, 2002 =100	Thunder Bay Labour Market			
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings (\$)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	102.30	106.20	61	6.7	62.8	695
	February	679	6.50	6.65	104.00	107.30	62	6.8	63.3	694
	March	669	6.40	6.49	104.20	108.30	62	6.9	63.5	694
	April	678	6.60	6.64	105.10	108.40	63	6.6	64.2	698
	May	709	6.85	7.14	106.20	108.80	63	6.7	64.5	705
	June	715	7.05	7.24	106.30	108.30	63	6.5	64.8	715
	July	715	7.05	7.24	105.90	108.60	63	6.8	65.0	727
	August	715	7.05	7.24	106.30	108.30	64	6.6	65.3	735
	September	712	7.05	7.19	107.30	108.30	64	6.5	65.5	744
	October	728	7.25	7.44	107.80	107.90	64	7.0	66.0	755
	November	725	7.20	7.39	108.70	108.20	64	7.0	66.2	759
	December	734	7.35	7.54	108.80	108.10	64	6.8	66.3	754
2008	January	725	7.35	7.39	109.20	107.90	64	6.3	65.9	733
	February	718	7.25	7.29	110.50	108.40	64	5.3	65.1	726
	March	712	7.15	7.19		108.70	64	5.3	65.4	724
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

*P & I means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

*NHPI means New Housing Price Index

*CPI means Consumer Price Index

*SA means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A **"dwelling unit"**, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A **"start"**, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units **"under construction"** as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A **"completion"**, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term **"absorbed"** means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 60 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable homes – homes that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is now available for free on CMHC's website. You can now view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1 800 668-2642.

©2008 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at <mailto:chic@cmhc.gc.ca>; (613) 748-2367 or 1 800 668-2642.

For permission, please provide CHIC with the following information:

Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.



STAY ON TOP OF THE HOUSING MARKET

Enhance your decision-making with the latest information on Canadian housing trends and opportunities.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis** – Future-oriented information about local, regional and national housing trends.
- **Statistics and Data** – Information on current housing market activities — starts, rents, vacancy rates and much more.

Free reports available on-line:

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports - Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase
- Rental Market Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics

Free regional reports also available:

- B.C. Seniors' Housing Market Survey
- Ontario Retirement Homes Report
- The Retirement Home Market Study, Quebec Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Residential Construction Digest, Prairie Centres
- Analysis of the Resale Market, Quebec Centres

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

Sign up today and receive CMHC's Multi-Unit e-Update Newsletter

Our quarterly e-newsletter provides valuable information and expertise on a variety of topics relating to multi-unit residential housing including market insight, housing research and the latest news on our multi-unit mortgage loan insurance products.